



5



4



299m<sup>2</sup>



733m<sup>2</sup>

Ref: JC763200

**875,000 €**

*RAFALET ( Jávea )*

Elegant fully renovated villa with stunning views in Rafalet, Jávea. Discover this charming villa located in the quiet area of Rafalet, Jávea, completely renovated over the past three years. It combines solid traditional construction with modern upgrades, offering a comfortable and versatile space, perfect for families, guests, or as a vacation home. Set on a large plot of 733 m<sup>2</sup>, the villa boasts 299 m<sup>2</sup> of living space distributed across two independent levels, providing privacy and flexibility. From the street, access is via large gates to a paved driveway, beautifully flanked by palm trees. There is ample space to park more than two cars. Behind the house, there is a small storage room ideal for garden tools and other equipment. Upper floor accessible from the pool terrace by ascending seven steps, offers a bright and comfortable space. Entering through the naya, you are welcomed by an open-concept living room connected to a fully equipped kitchen with an island, separated by an elegant arch of rough stone. Additionally, the fireplace in the living room adds warmth and a cozy atmosphere on cool evenings. This level features two spacious bedrooms with en-suite bathrooms, along with a versatile study, ideal for working from home or for creative activities. The covered naya of 40 m<sup>2</sup> is an ideal place to enjoy panoramic views of the valley and mountains. This spacious terrace has a large table for hosting family and friends, perfect for alfresco dining, celebrations, or unforgettable breakfasts. The comfortable sofas invite relaxation and contemplation of the landscape, transforming this space into a perfect retreat for leisure and togetherness. Ground floor - with main access from the driveway. On this level, a completely independent living space with its own entrance offers a spacious open-plan living-dining-kitchen area, three bedrooms (two with en-suite bathrooms), an additional toilet, and access to a private terrace, ideal for enjoying the Mediterranean sun in complete tranquility. A beautiful wall of natural stone stands out, providing a warm and inviting feeling, reflecting the excellent blend of natural materials and high-quality finishes used in the villa's renovation. Outside, the low-maintenance garden and tiled pool area create a serene ambiance. Next to the pool, a charming little house with a bar and integrated Mediterranean-style seating invites unforgettable outdoor gatherings. The villa is equipped with air conditioning throughout the house, double-glazed windows with insect screens and shutters, high-speed fiber-optic internet, and an alarm system for comfort and security. Facing southwest, the property enjoys abundant natural light and spectacular sunsets every day. Located just 4.5 km from the historic center of Jávea, with its bars, markets, and local charm, this well-built property offers an exceptional Mediterranean lifestyle in a quiet and convenient setting. Annual costs: Waste collection: 146 € IBI: 1.023 € Distance to points of interest: Arenal Beach, 7 km (10 minutes by car) Masena Restaurant, 1.9 km (3 minutes by car) Lulu Beach Club: 1.6 km (3 minutes by car) Jávea Golf Club: approx. 2.9 km (4 minutes by car) XIC International School: 5 minutes by car Alicante Airport: approx. 100 km (1 hour and 15 minutes by car) Valencia Airport: approx. 120 km (1 hour and 30 minutes by car)

